WASHINGTON STATE DEPARTMENT OF ECOLOGY

ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

The environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the works "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic are," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: **Yakima Airport LUSTs**
2. Name of applicant: City of Yakima and the County of Yakima
3. Address and phone number of applicant and contact person:
   Mr. Doug Mayo
   City Engineer
   City of Yakima
   129 N. 2nd Street
   Yakima, WA 98901
4. Date checklist prepared: **December 24, 2008**
5. Agency requesting checklist: **Department of Ecology**
6. Proposed time or schedule (including phasing, if applicable): **Summer – 2009 and quarterly sampling at selected wells if needed.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **Installation of groundwater monitoring wells with quarterly groundwater sampling for one year if needed, and the development of a Remedial Investigation/Feasibility Study**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Environmental Site Assessment – Phase II	**January/1992**
UST Removal Project	**March/1995**
UST Site Assessment	**07/21/95**
Fuel Tank Removal	**September/1995**
UST Site Assessment	**02/06/96**
McAllister Closure Site Assessment	**November/1998**
Wayne Turner Change of Ownership Letter	**12/21/99**
Reel Box/Piping Removal	**01/10/02**
Ecology Letter Summarizing LUST Releases	**01/18/07**
McAllister Site Hazard Assessment	**August 14, 2008**
Remedial Investigation/Feasibility Study (RI/FS)	**Winter – 2010/2011**

9. Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? If yes, explain.

   No

10. List any government approvals or permits that will be needed for your proposal, if known.

    Monitoring well permits

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

    Twenty-eight underground storage tanks (USTs) were excavated and removed from numerous Yakima Airport locations in 1995, 1996, and 1998. Contaminated soil and groundwater was left in thirteen LUSTs in seven airport locations. Soil and groundwater sampling during the RI will determine the various contaminant concentrations and the extent of their migration. The FS will offer cleanup scenarios and respective costs for those Site excavations requiring cleanup.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

    The thirteen LUSTs in the seven excavation locations are scattered about the Yakima Airport property. See the Exhibit A map in the Yakima Airport UST Agreed Order. The Airport is bounded by Washington Avenue on the north, 16th Avenue on the east, Ahtanum Avenue on the south, and a pasture on the west. It is located in Township 13 North, Range 18 East, Sections 34 and 35.

TO BE COMPLETED BY APPLICANT

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B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one) **Flat, rolling,** hilly, steep slopes, mountainous, other _____.

b. What is the steepest slope on the site (approximate percent slope)? **Slopes are gently rolling and less than 5%.**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Clay, loam, sands and gravels, may have a discontinuous hardpan below the ground surface.

d. Are there any surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describer the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Contaminated soils found in soil borings and drilled monitoring well holes will be taken to an appropriate disposal area. Small quantities of local source clean fill will fill these holes. No grading is anticipated.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Other than monitoring wells monuments, and possible protection pipes, there are no plans to alter the surface of the ground or change its permeability.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if know.

(1) Dust due to construction activity

(2) Exhausts from backhoe, drilling equipment, and trucks

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N.A.

c. Proposed measure to reduce or control emissions or other impacts to air, if any:

If dust becomes a problem, work will cease or suppressing water will be added and/or workers will go to Level C protection.

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river if flows into.

There are three creeks that traverse airport property, Wide Hollow Creek,

Spring Creek, and Bachelor Creek. Tank excavation areas are only close to Wide Hollow Creek and Bachelor Creek. With the exception of the McAllister Site, all LUST locations are at least several hundred yards from the creeks. The McAllister LUST location is within several tens of yards from Wide Hollow Creek (Exhibit A – Yakima Airport UST Agreed Order). It will not likely influence or be influenced by the creek.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Soil borings and monitoring well installation will occur at the McAllister tank #10 location. It is within 200 feet of Wide Hollow Creek. No affects from or to the Creek are anticipated.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material

N.A.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The Flood Insurance Rate Map (FEMA, 1998) indicates Tank 9 is in the 100-year floodplain of Bachelor Creek. It also indicates that Tanks 2, 3, 4, 5, 14, 15, surrounding the Airport terminal Building, and McAllister #10 tank may be close to the edge of the 100-year floodplain of Wide Hollow Creek.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No water will be discharged to groundwater. Some water will be withdrawn for sampling purposes.

2) Describe the waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N.A.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N.A.

2) Could waste materials enter ground or surface waters? If so, generally describe.

N.A.

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d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: **Cease all operations during a 100-year or greater flood event**

4. Plants

a. Check or circle types of vegetation found on the site: **None**

___ deciduous tree: alder, maple, aspen, other

___ evergreen tree: fir, cedar, pine, other

___ shrubs

___ grass

___ pasture

___ crop or grain

___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

___ water plants: water lily, eelgrass, milfoil, other

___ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None

c. List threatened or endangered species known to be on or near the site.

N.A.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N.A.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, **songbirds**, other: .....

mammals: deer, bear, elk, beaver, other: **rodents?**.....

fish: bass, salmon, trout, herring, shellfish, other: **various types of fish in creeks** ....

b. List any threatened or endangered species known to be on or near the site.

N.A.

c. Is the site part of a migration route? If so, explain.

N.A.

d. Proposed measures to preserve or enhance wildlife, if any:

None

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether if will be used for heating, manufacturing, etc.

Petroleum products used during drilling and equipment use

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N.A.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

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EVALUATION FOR AGENCY USE ONLY

N.A.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

Inhalation of petroleum vapors

1) Describe special emergency services that might be required.

Safety Coordinator on-site, evacuation plans prepared to the nearest hospital, and all other plans completed

2) Proposed measures to reduce or control environmental health hazards, if any:

Health and Safety Plan; 40-hour hazardous waste training for all Site workers, safety clothing, steel-toed boots, hardhats, safety glasses, gloves. Work shutdown if unsafe conditions occur, decontamination process, limited access.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Nearby aircraft and avenue traffic

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Drilling operations and vehicle traffic 7:00 am – 5:00 pm

3) Proposed measures to reduce or control noise impacts, if any:

Earplugs available if needed

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Aircraft and vehicle parking and taxi areas

b. Has the site been used for agriculture? If so, describe.

No

c. Describe any structures on the site.

Some of the Sites are adjacent to buildings or fences

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

Light Industrial

f. What is the current comprehensive plan designation of the site?

AS (Airport Support)

g. If applicable, what is the current shoreline master program designation of the site?

N.A.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

No change from present

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any?

N.A.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

N.A.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

N.A.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

If elevated monitoring well monuments exceed three inches in height, they will require mounting on a frangible base.

b. What views in the immediate vicinity would be altered or obstructed?

None

c. Proposed measures to reduce or control aesthetic impacts, if any:

N.A.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

No change in present lighting requirements

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

N.A.

d. Proposed measures to reduce or control light and glare impacts, if any?

N.A.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

None

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N.A.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

N.A.

c. Proposed measures to reduce or control impacts, if any:

N.A.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Washington Avenue on north, 16th Avenue on east, Ahtanum Avenue on south

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Airport is serviced by Yakima Public Transit (bus) on Washington Avenue

c. How many parking spaces would the completed project have? How many would the project eliminate?

No change to present use

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Access is by ground transportation and air activity-related to airport use

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Quarterly (every three months) monitoring trips for groundwater samplers

g. Proposed measures to reduce or control transportation impacts, if any:

None

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No

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b. Proposed measures to reduce or control direct impacts on public services, if any.

N.A.

16. Utilities

a. Circle utilities currently available at the site: electricity, **natural gas, water, refuse service, telephone, sanitary sewer,** septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water only

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision

Signature: _____

Date Submitted: April 8, 2009

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(do not use this sheet for project actions)

N.A.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   Proposed measures to avoid or reduce such increases are: **N.A.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   Proposed measures to protect or conserve plants, animals, fish, or marine life are: **N.A.**

3. How would the proposal be likely to deplete energy or natural resources?

   Proposed measures to protect or conserve energy and natural resources are: N.A.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

   Proposed measures to protect such resources or to avoid or reduce impacts are **N.A.**

5. How would the proposal be likely to affect land and shoreline use, including whether it

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EVALUATION FOR AGENCY USE ONLY

would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are **N.A.**

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

   Proposed measures to reduce or respond to such demand(s) are: **N.A.**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. **N.A.**